ORDER RECEIVED FOR FILLING
Date

IN RE: PETITION FOR ADMIN. VARIANCE

NE/S Engleberth Road, 21,112' S

of Holly Neck Road (1123 Engleberth Road) 15th Election District 5th Councilmanic District

Eugene A. Kilduff, et ux

Petitioners

\* BEFORE THE

ZONING COMMISSIONER

OF BALTIMORE COUNTY

Case No. 96-452-A

\*

\* \* \* \* \* \* \* \* \* \*

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Administrative Variance for that property known as 1123 Engleberth Road, located in the vicinity of Holly Neck Road in Essex. The property is located within the Chesapeake Bay Critical Areas in the subdivision known as Eagles Nest and fronts directly on the Chesapeake Bay. The Petition was filed by the owners of the property, Eugene A. and Linda M. Kilduff. The Petitioners seek relief from Sections 1A04.3.B.3 and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an open projection (deck) with a rear yard setback of 25 feet in lieu of the minimum required 37.5 feet. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or gener-



al welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

As noted above, this property is located within the Chesapeake Bay Critical Areas and as such, is subject to compliance with the recommendations made by the Department of Environmental Protection and Resource Management (DEPRM), pursuant to Section 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.). Based upon the comments submitted by DEPRM dated May 31, 1996, the relief granted herein shall be conditioned upon the proposed construction meeting the design criteria for pervious decks.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of June, 1996 that the Petition for Administrative Variance seeking relief from Sections 1A04.3.B.3 and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an open projection (deck) with a rear yard setback of 25 feet in lieu of the minimum required 37.5 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

- 2) Compliance with the comments submitted by the Department of Environmental Protection and Resource Management (DEPRM), dated May 31, 1996, and the comments submitted by the Development Plans Review Division, dated June 3, 1996, copies of which are attached hereto and made a part hereof.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT Zoning Commissioner for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date

(1)

(4)

(5)

By

MOROFILMED

### BALTIMORE COUNTY, MARYLAND

#### INTEROFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

Date: June 3, 1996

Department of Permits & Development

Management

FROM:

Robert W. Bowling, Chief

Development Plans Review Division

SUBJECT:

Zoning Advisory Committee Meeting

for June 3, 1996 Item No. 452

The Development Plans Review Division has reviewed the subject zoning item. This site is located along the 100-year frequency tidal floodplain and as such, the development of property within the limits of the tidal action must adhere to the Baltimore County Building Code.

RWB:HJO:jrb

cc: File

MICROFILMED

#### Baltimore County Government Zoning Commissioner Office of Planning and Zoning



Suite 112 Courthouse 400 Washington Avenue Towson, MD 21204

(410) 887-4386

June 14, 1996

Mr. & Mrs. Eugene A. Kilduff 1123 Engleberth Road Baltimore, Maryland 21221

RE: PETITION FOR ADMINISTRATIVE VARIANCE
NE/S Engleberth Road, 21,112'S of Holly Neck Road
(1123 Engleberth Road)
15th Election District - 5th Councilmanic District
Eugene A. Kilduff, et ux - Petitioners
Case No. 96-452-A

Dear Mr. & Mrs. Kilduff:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT Zoning Commissioner for Baltimore County

LES:bjs

cc: Chesapeake Bay Critical Areas Commission 45 Calvert Street, 2nd Floor, Annapolis, Md. 21401

DEPRM; People's Counsel

File

"MICROFILMED



ESTIMATED POSTING DATE: \_

## Petition for Administrative Variance

CRITICAL

452

ITEM #:

to the Zoning Commissioner of Baltimore County
13 NATO., Md.

for the property located at 1123 ENGLEBERTH Road. 21221
which is presently zoned 50 4 5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A04.3.B.3 and 301.1A

To allow an open projection (deck) with a rear yard setback of 25 ft. in lieu of minimum required 37.5 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

SEE REVERSE

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

			I/We do solemnly declare and affirm, under the penalities of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition
Contract Purchaser/Lessee			Legal Owner(s)
(Type or Frint Name)			EUGENE A. KILDUEF
Signature		-	Signature M KIINIE E
Address			(Type of Proof Name)  X and A   X A
City	State	Zipcode	HOME (410) 686-1149 WERN (410) 73
Attorney for Petitioner			
(Type or Print Name)	· · · · · · · · · · · · · · · · · · ·		1123 ENGLEBERTH Rd.  Address  BALTIMORE Md. 21221
Signature			City State Zipcode Name, Address and phone number of representative to be contacted
Address	Phone	Na	Name
City	State	Zipcode	Address Phone No
A Public Hearing having been that the subject matter of this particulation. Throughout Baltimo	setition be set for a pub	lic hearing , advertised, o properly be reposted,	ored by the Zoning Commissioner of Baltimore County, this

Printed with Soybean Ink

on Recycled Paper







### in support of Administrative Variance ffidavit 96-452-A

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

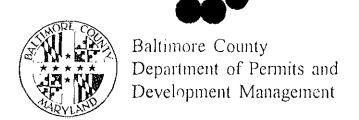
That the Affiant(s) does/do presently reside at 1123 ENGLEBERTH Road.
BALTIMORE Md. 2/21/ City State Zip Code
That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)
SEARCHTE PERDIT TO CONSTRUCT THIS DECK WAS NOT OBTAINED BECAUSE
NE THOUGHT THE DECK WAS INCLUDED IN THE ORIGINAL PERMIT WHEN
THE HOUSE WAS BUILT IN 1992 A FRONT DOOR WAS REQUIRED TO BE
BARRED UNTIL THE DECK WAS COMPLETED. CONSTRUCTION OF THE
DECK WAS STARTED IN JUNE 1995. WE HAVE ALREADY INVESTED \$2,000
IN LUMBER. OTHER HOUSES ON THE ROAD AND BOTH NEIGHBORS ON
EITHER SIDE HAVE DECKS IN ORDER TO ENDOY THE WATER FRONT
VIEW.
That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.    State of Maryland, County of Baltimore to wit:    The protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.    County Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to pay a reposting fee and may be required to pay a reposting fee and may be required to pay a reposting fee and may be required to pay a reposting fee and may
the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.
AS WITNESS my hand and Notarial Seal.  5/13/96  Gate  Notary Public  My Commission Expires: 2-1-976

## ZOUG DESCRIPTION

76-452-A

ZONING DESCRIPTION FOR - 1123 ENGLEBERTH ROAD #21221

#452





Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204

96-45Z-A

#### ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

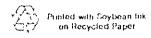
This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

#### PAYMENT WILL BE MADE AS FOLLOWS:

- Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

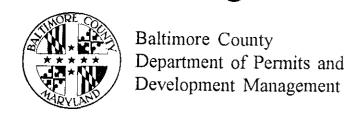
NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR
For newspaper advertising:
Stem No.: 452 Petitioner: LINDA M. KILDUFF
Location: 1123 ENGLEBERTH Road # 21221
PLEASE FORWARD ADVERTISING BILL TO:
NAME: LINDA KILDUFF
ADDRESS: 1123 ENGLEBERTH Rd.
BALTIMORE, Md. 21221
PHONE NUMBER: (410) 686-1149



		ared by: Scale of Drawing: 1"=	prepared
	reviewed by: ITEM #: CASE#:	rth	North
	Office Ton		2
	Chesapeake Bay Critical Area: 🕺 🦳 Prior Zoning Hearings:		)
	WATER: X		
,			
,	Lot size 0.22 9750 acreage square feet		
	1'=200' scale map#: Zoning: 8.6.5		<b></b>
	Councilmanic District: 5		
	Election District: 15		
	LOCATION INFORMATION		
	Wicinity Map Norm scale: 1'≈1000'		
•			
,		OWNER: EUGENE + KINDA KILDUST	OWNE
		plat book#,folfo#,lot#3&_,section#	Subdivis plat be
	SKI18	1123 ENGLEBERTH ROad. see pages 5	PROPE
	e Special Hearing	Plat to accompany Petition for Zoning X Variance	Plat

-



Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204

May 24, 1996

#### NOTICE OF CASE NUMBER ASSIGNMENT

Re:

CASE NUMBER: 96-452-A (Item 452)

1123 Engleberth Road

E/S Engleberth Road, 21,112' of c/l Holly Neck road

15th Election District - 5th Councilmanic

Legal Owner(s): Eugene A. Kilduff and Linda M. Kilduff

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

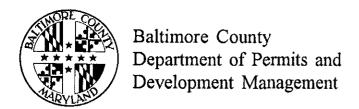
- 1) Your property will be posted on or before May 26, 1996. The closing date (June 10, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon Director

cc: Eugene and Linda Kilduff





Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204

June 5, 1996

Eugene and Linda Kilduff 1123 Engleberth Road Baltimore, MD 21221

> RE: Item No.: 452

> > Case No.: 96-452-A

Petitioner: Eugene Kilduff, et ux

Dear Mr. and Mrs. Kilduff:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on May 14, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

W. Carl Richards.

Zoning Supervisor

WCR/re Attachment(s)

Printed with Soybean Ink on Recycled Paper

#### BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

DATE: June 3, 1996

Permits and Development

Management

FROM:

Pat Keller, Director

Office of Planning

SUBJECT:

Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 439, 450, 451, 452, 453, 454, 455, 457 and 459.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

y W. Leng

Prepared by:

Division Chief

PK/JL/lw

#### Baltimore County Government Fire Department



700 East Joppa Road Towson, MD 21286-5500 Office of the Fire Marshal (410) 887-4880

DATE: 05/30/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF MAY 28, 1996

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 439, 450, 451, 452, 453, 454, 455, 456, 457 and 459.

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

MICROFILMED



Printed with Soybean Ink on Recycled Paper

FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM 96-452 on only when the base flood information is available for the instructions for cont, inting this form critical be found on the ng 1110, and 2) the HRIA buildings rated crimp point the the LINDA M. KILDUFF ENGLEBERTH Apt A/Unit U Suite-S/Bldg B OTHER DESCRIPTION (Block and fol numbers, etc.) BALTIMORE This form is to be completed by a land surveyor, engineer, or architect who is authorized by state law to curify elevation information which this elevation information for zones A1-A30, AE, AH, A(with BFE), V1-V30, VE, and V(with BFE) is required. In the case of zone AO, the building official, the property owner, or the owner's representative should complete the information in Section Land may also complete the cartification. Community officials who are authorized by local law or orthogone to provide the information may also complete the setting the community officials who are authorized by local law or orthogone to provide the information may also complete the setting the community officials who are 10 11 1. Using the Flood Insurance Manual or the NFIP Flood Insurance Application—Part 2 Worksheet, indicate the proper diagram number ... 2. FIRM Zones A1-A30, AE, AH, and A (with BFE). The top of the reference level floor from the delected diagram is at an elevation of 12 - 7 feet NGVD. (or other datum-see #5) 3. FIRM Zones V1-V30, VE, and V (with BFE). The bottom of the lowest horizontal structural member of the reference level floor from the selected diagram is at an elevation of N/A feet NGVD (or other datum-see #5). 4. FIRM Zone AO. The floor used as the reference level from the selected diagram is legicet above highest natural grade next to the building (also enter in line 8). This value must be equal to or greater than the AO Zone flood depth number listed below. If no flood depth number is available, is the building's lowest floor (or reference level) elevated in accordance with the community's floodplain management ordinances? Yes No Yunknown 5. Indicate the elevation datum system used in determining the above reference level elevations. []NGVD [MOther (describe on back) 6. Indicate the elevation datum system used on the FIRM for base flood elevations: INGVD Stother (Justines on back) (ATTENTION. If the elevation datum used in measuring the elevations is different than that used on the FIRM, then the elevations provided must be converted to the datum system used on the FIRM.) 7. Is the reference level based on actual construction? MYes No. \* A "No" answer is only valid if the building does not have the reference level floor in place. Fill in the elevation based on construction drawings and do not complete question #8. If "No" is checked, this certification will be valid only for ad idings in the course of construction. After construction of the reference level floor is completed, a post-construction elevation certificate will be required for continued flood insurance coverage. 8. Provide the following measurements using the natural grade next to the building (round to the nearest foot). b. The garage floor (if applicable) is: N/A a. The reference level is: Lillfeet Dabove Delow (check one) the highest grade. ☐ Papove ☐ below (check one) the highest grade. Ш2feet Babove □below (check one) the lowest grade. Lifeet Dabove Delow (check one) the lowest grade FLOOD INSURANCE RATE MAP INFORMATION SECTION II Provide the following from the proper FIRM (see Instructions on back-Date of FIRM) and accompanying insurance application: BASE FLOOD ELEV. COMMUNITY ESTIMATED BASET FORD SUFFIX DATE OF FIRM FINIA ZONE ELEVATION ESTABLISHED FOR ZONE A OR ZONE V, IF AVAILABLE (In AO Zone, use depth) MAR 2, 1981 Alo 10 N/A Elevation reference mark used appears on FIRM Yes No (See reverse side for details) CERTIFICATION SECTION III This certification is to be signed by a land surveyor, engineer, or architect who is authorized by state law to certify elevation information when the elevation information for zones A1-A30, AE, AH, A(with BFE), V1-V30, VE, and V(with BFE) is required. In the case of zone AO, the building official, the property owner, or the owner's representative can sign the certification. Community officials who are authorized by local law or ordinary official floodplain management information, may also sign the certification. I certify that the information on this certificate represents my left in the law available. I understand that any talse statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1970. HERBURT LICENSE NUMBER (or Affix Scal) CERTIFIER'S NAME PRESIDENT H, MALMUD TITLE COMPANY NAME 100 The insurance agent should attach the original copy of the completed form to the flood insurance policy application. The second copy should be supplied to the policyholder and the third copy retained by the agent. The fourth copy is for the local community permit office, if required, THIS FORM MAY BE REPRODUCED. FOR OPTIONAL COMMUNITY USE: Is the reference level also the lowest floor under the community's floodplain management ordinances? YES NO If NO the elevation of the lowest floor is \_\_\_\_\_\_feet NGVD. # 45つ

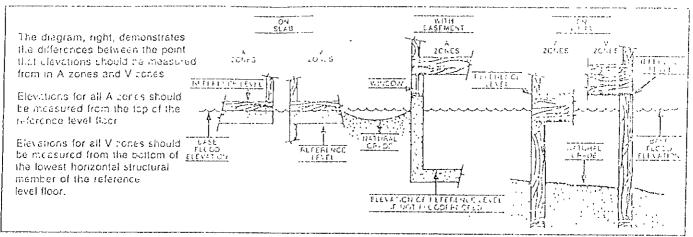
503-117 (6/67)

The Ficord Insurance Manuel and the Ficod Insurance Application—Falt 2 Works and contains a country of the quantity of the topic of the used to determine the reference level for the specific structure in question. The diagrams are available through tooch insurance agents or the National Flood Insurance Program.

"Natural grade" is defined as the "grade unaffected by construction techniques such as fill, laneacaping, or barring."

A reference level is shown in each of the worksheet diagrams of the various building types. For property locations in zones A1-A30, AE, AH, and A (with BFE), Line 2 of the Elevation Certificate indicates that the elevation should be measured from the top of the reference level floor. For property locations in zones V1-V30, VE, and V (with BFE), Line 3 of the Elevation Certificate indicates that the elevation should be measured from the pottorn of the lowest horizontal structural member of the reference level floor.

\* The insured will determine the measurements using the "top of floor" from the Flood Insurance Part 2 Workshoot, Logistics



The reference level elevation may be reported to the same level of precision used to report base flood elevation on the FIRM (e.g., if the base flood elevation is shown to the nearest half foot, the reference level may be reported to the nearest half foot).

Base flood elevations are shown on the community's Flood Insurance Rate Map (FIRM) for zones A1-A00, AH, AE, V1-V30, and VE. Base flood elevations may also be on file with the community for zones A and V for all sundivisions and other new developments greater than 50 lots or 5 acres, whichever is the lesser, if the start of construction was after December 31, 1974.

Base flood depth numbers are shown on the community's Flood Insurance Rate Map (FIRM) for zone AO. These depth numbers should be used to compare with the height of the reference level floor above highest natural grade in Line 8 of the Elevation Certificate.

Elevation reference marks other than those shown on the FIRM may be used for reference level elevation determinations. In areas experiencing ground subsidence, the most recently adjusted reference mark elevations available must be used for elevation determinations. If a reference mark not shown on the FIRM is used, identify the reference mark used in the comment section.

Date of FIRM used in Section II of the Elevation Certificate can be either the date of the FIRM in effect when the certification is being provided or the date of the FIRM that was in effect at the time the building was constructed.

#### COMMENTS:

FLEVATIONS TAKEN 27 MAY 92 BASED ON BALTIMORE COUNTY DATUM BASE FLOOD ELEVATIONS BASED ON BALTIMORE COUNTY DATUM.

BALTIMORE COUNTY BENCH MARK USED: #8678, ELEVATION 17.402

NOTE TO INSURANCE ACT 1. Class 1. The state of the state of the decomposition of the state of th

96-452-A

On May 4, 1996 I spoke to my next door neighbor, Mr Paul Lonscak 1125 Engleberth Road phone - 682 - 4943

On May 11, 1996, I ppoke To my other next door neighbors, John & Bella Munch 1121 Engleberth Road phone - 687-7465

My neighbors have absolutely no objections to my building a deck on the front of my home. I see to contact them if necessary.

Vinds M. Kilduf

MICROFILMED

#452

## ADJACENT PROPERTIES

1126 ENGLEBERTH ROAD

MARIE Z. TELLIS

LINDA M. KILDUFF

LOT #! 39, 40, 41

SUBDIVISION: EAGLES NEST POINT

TAX ACCT, #: 15-25-450420

1121 ENGLEBERTH ROAD

JOHN MUNCK

BELLA MUNCK

LOT #: 33

SUBDIVISION: EAGLES WEST POINT

TAX ACCT. #: 15 19712530

1125 ENGLEBERTH ROAD

PAUEL PAILE LONSCAR

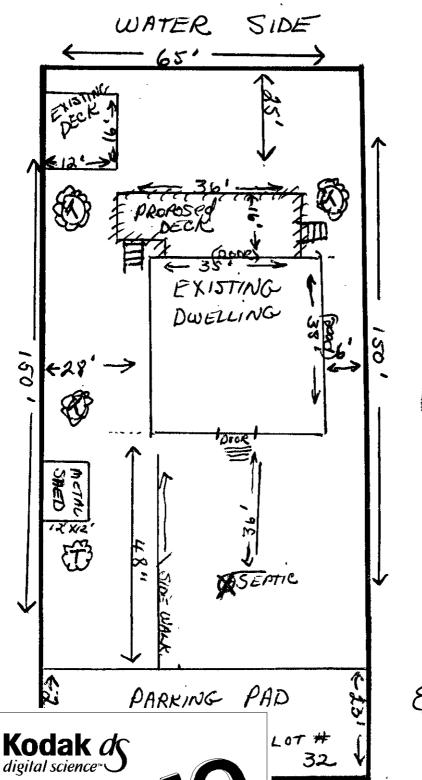
GLORIA LONSCAR

LOT#: 31

SUBDIVISION: EAGLES NEST POINT

TAX ACCT. #: 15 19070081

PROPERTY ADDRESS: 1123 ENGLEIBERTH Road
SUBDIVISION NAME: EAGLE'S NEST
BAT BOOK# Solio # LIT# 32 SECTION #
OWNER: EUGENE & LINDA KILDUFF



12 Coj

T3- TREE

Scale of draw

date: MAY
PRERARED BY:

ROAD PRE

)E

E

VARIANCE PLAN HOLLY NECK Rd. X SUB Utch PROPERTY LOCATION INFORMATION ELECTION DISTRICT: 15 COUNCIL MANIC DISTRICT: 5 1=200'-Scale MAP: 5E 2K ZONING: RC5 LOT SIZE: 0.22 9700

acreage Square FEET 150 deep Lot SIZE 65' wide IN FEET PUBLIC PRIVATE X SEWER. WATER: X Chesapeake Bay CATICAL AREA YES X DING : 1"=20" That had the MED 2,1996 #452 INDA KILDUF 96-452-1

## 96-452-A



WATER SIDE

PROPOSED DECK

STOP WORK
NOTICE
dated 2/22/96
Inspector.
Henn Berry



NORTH SIDE of South

# 452

# PETITIONER(S) EXHIBIT ( ) 96-452-A



ROAD SIDE



SOUTH SINE

#457

#### COUNTY, MARYLAND BALTIMORE

### DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

#### INTER-OFFICE CORRESPONDENCE

TO:

Mr. Arnold Jablon, Director

May 31, 1996

Zoning Administration and Development Management

FROM:

Robert A. Wirth AN MINS

DEPRM

SUBJECT:

Zoning Item #452 - Kilduff Property

1123 Engleberth Road

Zoning Advisory Committee Meeting of May 28, 1996

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

#### Environmental Impact Review

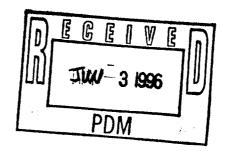
This property is within a Chesapeake Bay Critical Area Buffer Management Area (BMA). Consequently, a pervious deck may be constructed waterward of the existing dwelling, provided it meets BMA design criteria for pervious decks and that adequate mitigation is provided as required in the BMA Regulations.

RAW:GS:sp

Eugene & Linda Kilduff

ILDUFF/DEPRM/TXTSBP

'IMCROFILMED



IN RE: PETITION FOR ADMIN. VARIANCE NE/S Engloberth Road, 21,112' S of Holly Neck Road (1123 Engleberth Road) 15th Election District

\* ZONING COMMISSIONER \* OF BALTIMORE COUNTY 5th Councilmanic District \* Case No. 96-452-A Eugene A. Kilduff, et ux

Petitioners \* \* \* \* \* \* \* \* \* \* \*

### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Administrative Variance for that property known as 1123 Engleberth Road, located in the vicinity of Holly Neck Road in Essex. The property is located within the Chesapeake Bay Critical Areas in the subdivision known as Eagles Nest and fronts directly on the Chesapeake Bay. 'The Petition was filed by the owners of the property, Eugene A. and Linda M. Kilduff. The Petitioners seek relief from Sections 1A04.3.B.3 and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an open projection (deck) with a rear yard setback of 25 feet in lieu of the minimum required 37.5 feet. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or gener-

al welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

As noted above, this property is located within the Chesapeake Bay Critical Areas and as such, is subject to compliance with the recommendations made by the Department of Environmental Protection and Resource Management (DEPRM), pursuant to Section 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.). Based upon the comments submitted by DEPRM dated May 31, 1996, the relief granted herein shall be conditioned upon the proposed construction meeting the design criteria for pervious decks.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore day of June, 1996 that the Petition for Administrative Variance seeking relief from Sections 1A04.3.B.3 and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an open projection (deck) with a rear yard setback of 25 feet in lieu of the minimum required 37.5 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

> 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

2) Compliance with the comments submitted by the Department of Environmental Protection and Resource Management (DEPRM), dated May 31, 1996, and the comments submitted by the Development Plans Review Division, dated June 3, 1996, copies of which are attached hereto and made a part hereof.

3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LES:bjs

LAWRENCE E. SCHMIDT Zoning Commissioner for Baltimore County

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT INTER-OFFICE CORRESPONDENCE

Mr. Arnold Jablon, Director May 31, 1996 Zoning Administration and

Robert A. Wirth LAW KINS

Development Management

SUBJECT: Zoning Item #452 - Kilduff Property 1123 Engleberth Road Zoning Advisory Committee Meeting of May 28, 1996

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Environmental Impact Review

This property is within a Chesapeake Bay Critical Area Buffer Management Area (BMA). Consequently, a pervious deck may be constructed waterward of the existing dwelling, provided it meets BMA design criteria for pervious decks and that adequate mitigation is provided as required in the BMA Regulations.

RAW:GS:sp Eugene & Linda Kilduff XILDUFF/DEPRM/TXTSBP

Afficial in support of Administrative Variance

That the information herein given is within the personal knowledge of the Affantis) and that Affantis) is are competent to

That based upon personal knowledge, the following are the facts upon which I we base the request for an Administrative

A SEPARATE PERMIT TO CONSTRUCT THIS DECK WAS NOT OBTAINED BECAUSE

WE THOUGHT THE DEEK WAS INCLUDED IN THE PRIBLIPERAT WHEN THE

IN JUNE 1995. WE HAVE PLREADY INVESTED & OF IN LUMBER

HAVE DECKS IN GROER TO ENDLY THE WATERFRONT VIEW.

That Affantis arknow edge(s) that if a project is filed. Affant(s) will be required to pay a reporting and advertising fee and

THEREBY CERTIFY, this 13 day of May 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the Adfiants(s) herein, personally known or satisfactorily identified to me as such Adfianti(s), and made each in due form of law

that the matters and facts hereinabove set forth are true and correct to the best of his her their knowledge and belief.

- Maryend Engerie P.KILDUFF LINDAM. KILDUFF

CTHER HOUSES ON THE ROAD AND BOTH NEIGHBORS ON EITHER SIDE

HOUSE WAS BUILT IN 1994 P. FRONT DOCK WAS REGULATED TO BE BARRED

UNTIL THE DEEK WAS COMPLETED CONSTRUCTION OF THE DECK WAS STARTED

That the Affaction does do presently reside at 1123 ENGLEBERTH ROad

test fy thereto in the event that a public hearing is scheduled in the future with regard thereto

Variance at the above address, indicate herest proprieting officially.

STATE OF MARYLAND, COUNTY OF BALTIMORE, 10 WILL

AS WITNESS my hand and Notamai Seal.

5/13/96

The undersigned history affirms under the penalties of penjuly to the Zoning Commissioner of Baltimore County, as follows:

BALTIMORE COUNTY, MARYLAND INTEROFFICE CORRESPONDENCE

Date: June 3, 1996 Arnold Jablon, Director Department of Permits & Development

Robert W. Bowling, Chief Development Plans Review Division

Management

SUBJECT: Zoning Advisory Committee Meeting for June 3, 1996 Item No. 452

The Development Plans Review Division has reviewed the subject zoning item. This site is located along the 100-year frequency tidal floodplain and as such, the development of property within the limits of the tidal action must adhere to the Baltimore County Building Code.

RWB:HJO:jrb

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

Suite 112 Courthouse 400 Washington Avenue Towson, MD 21204

June 14, 1996

(410) 887-4386

1123 Engleberth Road Baltimore, Maryland 21221 RE: PETITION FOR ADMINISTRATIVE VARIANCE

NE/S Engleberth Road, 21,112' S of Holly Neck Road (1123 Engleberth Road) 15th Election District - 5th Councilmanic District Eugene A. Kilduff, et ux - Petitioners Case No. 96-452-A

Dear Mr. & Mrs. Kilduff:

Mr. & Mrs. Eugene A. Kilduff

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management office at 887-3391.

for Baltimore County

LES:bjs

cc: Chesapeake Bay Critical Areas Commission 45 Calvert Street, 2nd Floor, Annapolis, Md. 21401

DEPRM; People's Counsel

CRITICAL AREA Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County for the property located at 1123 ENGLEBERTH Road. 21221 which is presently zoned R.C. 5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal ownersel of the property situate in Balt more County and which is described in the description and plat attached mereto and made a partitioned, hereby pethon for a variance from Section's IAO4.3.B.3 and 301.1A To allow an open projection (deck) with a rear yard setback of 25 ft. in lieu of minimum required 37.5 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons, and cate hardship or SEE REVERSE

Property is to be posted and advertised as prescribed by Zoning Regulations. i, or we, agree to day expenses of above Variance advertising, posting letol, upon filing of this petition, and further agree to and are to de bound by the coning regulations and restrictions of Balt more County adopted bursuant to the Zoning Law for Baltimore County.

	g car or as as as
	Me do splemnly declare and affirm under the denaities of two uny that like are the eds. Owner's individe procedular on sittle subject of this Ression
Contract Purchaser Lessee	legal Dwrenc'
Type of Front Name	EUGENE A. KILDUFF
Signarure	Esperale-Kilder
Appress	LINDA M. KIKDUFF
Dify State Zip: Attoiney for Poth pher	HOME (410) 686-1149 WERK (410) 75
Type or Frinchame:	1123 ENGLEBERTH Rd. 831
gnature	BALTIMORE Md. 21221 State Zoccode Name Appress and profe number of representative its percontagred
naress Prone No.	%a=e

Joring Commissioner of Earl more County

ITEM #: 452

My Commission Expires 2 -1-97

Printed with Soybean link

ZONE 11A

96-452-A

ZONING DESCRIPTION FOR -- 1123 ENGLEBERTH ROAD #21221

BEGINNING AT A BINT ON THE EAST SIDE OF ENGLEBERTH ROAD WHICH IS 14 feet WIDE AT THE DISTANCE OF 2, 112 feet OF THE CENTECHNE OF THE NEARIEST IMPROVED INTERSECTING STREET HOLLY NECK ROAD WHICH IS 20 feet WIDE. BEING LOT # 32 BLOCK \_\_\_\_ SECTION # IN THE SUBDIVISION OF ESSEX, EAGLES NEST POINT AS RECORDED IN BALTIMORE COUNTY PLAT BOX # 08, FOLIO # 070 CONTAINING 9,750 Ag. ft. ALSO KNOWN AS 1123 ENGLEBERTH ROAD

AND LOCATED IN THE 15th ELECTION DISTRICT, 5th COUNCILMATIC DISTRICT.

#452

Department of Permits and Development Management

Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDUR

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

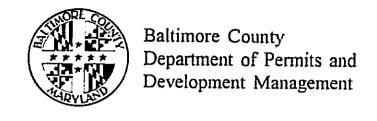
For newspaper advertising: Item No.: 452 Petitioner: LINDA M. KILDUFF Location: 1123 ENGLEBERTH Road # 21221

PLEASE FORWARD ADVERTISING BILL TO:

NAME: LINDA KILDUFF ADDRESS: 1123 ENGLEBERTH Rd.

BALTIMORE, Md. 21221 PHONE NUMBER: (410) 686-1149

12



Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204

NOTICE OF CASE NUMBER ASSIGNMENT

CASE NUMBER: 96-452-A (Item 452) 1123 Engleberth Road E/S Engleberth Road, 21,112' of c/1 Holly Neck road 15th Election District - 5th Councilmanic Legal Owner(s): Engene A. Kildoff and Linda M. Kildoff

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office recarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before May 26, 1996. The closing date (June 10, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Baltimore County Department of Permits and Development Management

Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204

June 5, 1996

Eugene and Linda Kilduff 1123 Engleberth Road Baltimore, MD 21221

> RE: Item No.: 452 Case No.: 96-452-A Petitioner: Eugene Kilduff, et ux

Dear Mr. and Mrs. Kilduff:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on May 14, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

The Fleed Insurance Minual and the Fleed Insurance Application—Fall 2 Walkhall of contains account to a page my high the to be used to determine the reference level for the specific structure in question. The diagram of the control to the control of the cont

"'Natural grade" is defined as the "grade unaffected by construction techniques such as fill, factor cuping, or button it."

measured from the top of the reference level floor. For properly locations in zones V1-V00, VE, and V (with BFE), Line 3. of the Elevation Certificute indicates that the elevation should be measured from the bottom of the lowest horizontal

A reference level is shown in each of the worksheet diagrams of the various building types. For property lucations in acres A1-A30, AE, AH, and A (with BFE), Line 2 of the Elevation Certificate indicates that the elevation should be

Attachment(s)

Printed with Soybean Ink on Recycled Paper

## BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon, Director Permits and Development

Pat Keller, Director Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 439, 450, 451, 452, 453, 454, 455, 457 and 459.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Office of the Fire Marshal (410)887-4880

DATE: 05/30/96

Arnold Jablon Director Zoning Administration and Development Management Baltimore County Office Building Towson, MD 21204 MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF MAY 28, 1996

700 East Joppa Road

Towson, MD 21286-5500

Zoning Agenda:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 439, 450, 451, 452, 453, 454, 455,456,457 and 459.

REVIEWER: LT. ROBERT P. SAUERWALD Fire Marshal Office, PHONE 887-4881,

cc: File

	-							
EUSENE	- A. KII	LDUFF	<u> キ LIN</u>	DA M-1	KILDUF	F		
1123 F	NGLE BE	ent !	ROAD			i	POLICY NUMBER	
STREET ADDRESS	70000	77-11-4						
AptA/Unit-U Suite-	\$/8kg, 8		NO.		roji	ti .		BOX NOVEL A
BALTIN		nbers , etc.)				MAR 2	CLAND	212
CITY	10168					1011 / 10	EYAIR T	
This form is to be	completed by a la	nd surveyor, e	ngineer, or arch-	lect who is author	rized by state I.	w to cenity ele	evation informatio	n when the design
information for zon owner, or the own- authorized by local	nes Á1-A30, ÁE, A: er's representativa	H. A(with BFE) I should come	), V1-V30, VE, ar lete the information	nd V(with BFE) is an in Section Lan	required. In the d may also cor	case of zone rolete the certi	AO, the building i	official, the prope
			- 3-7 - 1 - 1 - 1 - 1 - 1	1. 1. 1.1				
1. Using the Floo	d Incurance Mar	nual or the N	FIP Flood Insur	ance Applicatio	n—Pan 2 Wo	ksheet, indic	ata the proper o	ىلىنىدا ئالىندا ئا ئائلىدا ئىنگاڭ
2. FIRM Zones A	13.430, AF, AH.	and A (with	BFE). The top	of the reference	level ttoor i.	on the talect	ted ciagram is a	at an
	1-71 leet	-		•			al the	- 14
3. FIRM Zones V	1-V30, VE, and lagram is at an e						of the felt fenc	e level fucir fra
4. FIRM Zone AC							e hichest natura	el grade next to
	iso enter in line							
	mber is available							
	agement ordinar						/	
5. Indicate the ele	austina detum ti						CVO MOrne	(describe on h
	evation datum sy	ystem used o	in the FIRM for	r base flood ele	vations: 🗀 N	iGVD ≌Óir	ier (dascribe on	back)
(ATTENTION must be con 7. Is the reference " A "No" answ tion drawings construction.	evation datum sy Will the elevation of evened to the datus ellever based on ver is only valid to and do not com After construction	ystem used of datum used in m system used I actual cons if the building inplete question of the role	on the FIRM for measuring the ed on the FIRM) truction? Y g does not have on #8. If "No"	r base flood ele levations is differ es  No* e the reference is checked, this	vations: Not us  set than that us  level floor in secretification	IGVD Points of the Fifting Stace. Fill in will be valid.	ier (describe on it, wen the eleva the elevation b only for ou litting	i back) none provised ased on constru js in the covise
(ATTENTION must be con  7. Is the reference  A "No" answ tion drawings construction continued floor  8. Provide the folional than the reference of the continued than the continu	evation datum sylveried to the elevation of the datum of	ystem used of datum used in in system used a actual cons if the building inplete question of the rote werage, ments using to ow (check on datum used or were designed or were designed or were designed or were designed or check on datum used or were designed or were	measuring the ed on the FIRM) truction? Y g does not have on #8. If "No" rence level floa the natural grad	r base flood ele  levations is difference  est No* e the reference is checked, this er is completed de next to the to b. The  grade.	vations: \( \bar{\tau} \) North than that us level floor in a certification, a post-construiting (roundle garage floothing (leet \( \bar{\tau} \) all theet \( \bar{\tau} \) all the theet \(	IGVD Points of the Fifth for the relation elever of the near of the the form of the the form of the fo	the elevation be confused to the elevation be confused to the	back) none prevised ased on construits in the course will be required. The highest grad
(ATTENTION must be con  7. Is the reference  A "No" answ tion drawings construction continued floor  8. Provide the folional than the reference of the continued than the continu	evation datum sylveried to the elevation of the elevation	ystem used of datum used in in system used a actual cons if the building inplete question of the rote werage. ments using to ow (check on ow (check on ow (check on ow (check on )	to the FIRM for measuring the ed on the FIRM) truction? Yyg does not have on #8. If "No" trence level flow the natural grade) the highest get the lowest g	r base flood ele  levations is difference es  No* e the reference is checked, this er is completed de next to the to b. Tr grade.	vations: North that use level floor in a certification, a post-constitution (roundle garage flool leet all leet all leet all	Figure 1 (1) Section the Fifth for the near of the near of the place o	the elevation be confused to the elevation be confused to the	back) none provised ased on constru js in the course will be required.
(ATTENTION must be con  7. Is the reference  A "No" answ tion drawings construction continued floor  8. Provide the folional than the reference of the continued than the continu	evation datum sylveried to the elevation of the datum of	ystem used of datum used in in system used a actual cons if the building inplete question of the rote werage, ments using to ow (check on datum used or were designed or were designed or were designed or were designed or check on datum used or were designed or were	to the FIRM for measuring the ed on the FIRM) truction? Yyg does not have on #8. If "No" trence level flow the natural grade) the highest get the lowest g	r base flood ele  levations is difference  est No* e the reference is checked, this er is completed de next to the to b. The  grade.	vations: North that use level floor in a certification, a post-constitution (roundle garage flool leet all leet all leet all	Figure 1 (1) Section the Fifth for the near of the near of the place o	the elevation be confused to the elevation be confused to the	back) none prevised ased on construits in the course will be required. The highest grad
(ATTENTION must be con  7. Is the reference  A "No" answ tion drawings construction continued floor  8. Provide the folional than the reference of the continued than the continu	evation datum sylveried to the elevation to the datum elever based on the rer is only valid to and do not com. After construction of insurance cov. It is even in the level is:	ystem used of datum used man system used a actual cons if the building plete question of the rote werage. ments using to the check on the check on sw (check on SECTION I	measuring the ed on the FIRM) truction? Y g does not have on #8. If "No" rence level flow the natural grad e) the highest g e) the lowest g	r base flood ele levations is differ les  No* le the reference is checked, this ler is completed de next to the to b. Tr grade. L ISURANCE RA	level floor in a certification a post-const cuilding (round garage floor Latert	FIGURE FIRM  place. Fill in will be valid a raction eleval of the near or (if applicable bove. Deck.)	the elevation be confirmed to the confir	back)  becompressed  ased on construits in the conse will be required.  The highest gradithe fowest gradi
(ATTENTION must be con 7. Is the reference A "No" answ tion drawings construction. continued floor 8. Provide the foll a. The reference 12 feet 112 feet	evation datum sylveried to the elevation to the datum elever based on the rer is only valid to and do not com. After construction of insurance cov. It is even in the level is:    Above	ystem used of catum used in mystem used in actual consult the building inplete question of the rote verage.  The control of the check on the check of the check on the check of the check on the check of the check on the check o	to the FIRM for measuring the ed on the FIRM) truction? Y g does not have on #8. If "No" rence level flow the natural grade) the highest get the lowest g FLOOD IN the Instructions	r base flood ele levations is difference les No* le the reference is checked, this ler is completed de next to the to b. Tr grade. L ISURANCE RA on back-Date of	level floor in a post-const building (round garage floor less gara	GVD Ton  Section the Fifti  place. Fi'll in  place. Fi'll in  will be valid  roction eleva-  d to the near-  or (if applicable  bode	the elevation be confirmed to its confir	back)  becauprovised  ased on construits in the consess will be required.  the highest grad the lowest grad plication:
(ATTENTION must be con 7. Is the reference A "No" answ tion drawings construction. continued floor 8. Provide the folional The reference in the continued the folional the fol	evation datum sylveried to the elevation to the datum of the elevation of the elevation of the elever based on the elever because the elever to the elever t	ystem used of catum used in mystem used in system used in actual consult the building in plete question of the rote verage.  The check on the check of the check of the check on the check of the check	measuring the ed on the FIRM) truction? Y g does not have on #8. If "No" rence level flow the natural grad a) the highest g e) the lowest g  FLOOD In the Instructions	r base flood ele levations is difference les No* le the reference is checked, this ler is completed de next to the to b. Tr grade. L ISURANCE RA on back-Date of	level floor in certification a post-const legarage floor least legarage floor leg	GVD Ton  Section the Fifti  place. Fi'll in  place. Fi'll in  will be valid  roction eleva-  d to the near-  or (if applicable  bode	the elevation be confirmed to the confir	back)  back)  back)  back)  back)  back)  ased on constact  js in the conse will be required.  The highest grad  the lowest grad  plication:  ayed base recas  shed for zone of
(ATTENTION must be con trust be con A "No" answ tion drawings construction. continued thoo B. Provide the folt a. The reference [2] feet [1] [2] feet [2] fe	evation datum sylveried to the elevation datum elever based on year is only valid in and do not com. After construction dinsurance cov. I will be to b	ystem used of catum used in system used in system used in actual consult the building oplete question of the rote verage.  The control of the check on the check on SECTION In the suffix  SUFFIX  B	in the FIRM for measuring the ed on the FIRM) truction? Y g does not have on #8. If "No" rence level flow the natural grade) the highest get the lowest g FLOOD IN TELOOD IN THE INSTRUCTIONS	r base flood ele levations is differ es  No* e the reference is checked, this er is completed de next to the t b. Tr grade. L rade. L SURANCE RA on back-Date of A 10	level floor in certification, a post-const utiliding (round garage floor leet let let let let let let let let le	FIGURE FITT IN WILL DE VALUE TRUCTION ELEVANTON ELEVANTO	the elevation be confirmed to the control of the co	back)  back)  back)  back)  back)  back)  ased on constact  js in the conse will be required.  The highest grad  the lowest grad  plication:  ayed base recas  shed for zone of
(ATTENTION must be con 7. Is the reference A "No" answ tion drawings construction. continued floot 8. Provide the folt a. The reference E 2 feet II 2 feet Provide the following continued the following feet Continued the following feet feet the following feet feet feet feet feet feet feet fee	evation datum sylveried to the elevation datum elever based on year is only valid in and do not com. After construction dinsurance cov. I will be to b	ystem used of catum used in system used in system used in actual consult the building oplete question of the rote verage.  The control of the check on the check on SECTION In the suffix  SUFFIX  B	to the FIRM for measuring the ed on the FIRM) truction? Y g does not have on #8. If "No" trence level flow the natural grade) the highest get the lowest g FLOOD IN the Instructions DATE OF FIRM YAK 2, YES	r base flood ele levations is differ les  No* e the reference is checked, this or is completed de next to the t b. Tr grade. L rade. L SURANCE RA on back-Date of FIRM ZONE A 10	level floor in a post-const legarage floor legarage	FIGURE FITT IN WILL DE VALUE TRUCTION ELEVANTON ELEVANTO	the elevation be confirmed to the confir	back)  back)  back)  back)  back)  back)  ased on constact  js in the conse will be required.  The highest grad  the lowest grad  plication:  ayed base recas  shed for zone of
(ATTENTION must be con must be con 7. Is the reference A "No" answ tion drawings construction. continued thoo 8. Provide the following feet The reference A The reference A The reference A The reference A This certification is to the following the followi	evation datum sylveried to the elevation datum elever based on year is only valid in and do not com. After construction of insurance cov. It is to be before the elevel is:    above	ystem used of catum used in mystem used in system used in actual consultation of the building operage. The consultation of the rote werage. The consultation of the co	in the FIRM for measuring the ed on the FIRM) truction? Y g does not have on #8. If "No" rence level flow the natural grade) the highest get the lowest g in FLOOD IN the lastructions that of FIRM YAR 2, YES	r base flood ele levations is differ es  No* e the reference is checked, this er is completed de next to the t b. Tr grade. L rade. L SURANCE RA on back-Date of RIFILI ZONE INO (See revers III CERTIFIC intect who is auth	level floor in certification, a post-const utiliding (roundle garage floor letter all leet al	FIGURE FITTING  F	the elevation be cally for a light from the elevation be cally for an iding tion certainate when the call foother controlled in the call from	back)  sichs provised  assed on construits in the construit  the highest grad  the lowest grad  plication:  ayened for 20NE FAVAILABLE  An when the
(ATTENTION must be con trust be con the reference of the following construction continued the following a. The reference of the following the	evation datum sylveried to the elevation of the datum elever based on the remaining of the construction of insurance contowing measurement in the property of the signed by a for zones A1-A30 before the information of the signed by a for zones A1-A30 before the information of the property in the property in the signed by a for zones A1-A30 before the information of the property information of	ystem used of calum used in m system used in system used in actual consultation of the building operage.  The building operage in the building of the role werage.  The consultation of the role werage.  The consultation of the role werage in the consultation of the building operation of the building oper	to the FIRM for measuring the ed on the FIRM) truction? Y g does not have on #8. If "No" rence level flow the natural grade) the highest get the lowest g g the lowest g the lowest g g the lowest g the lowest g the lowest g the lowest g g the lowest g the lowest g g the lowest g the lowest g	r base flood ele levations is differ es  No* e the reference is checked, this er is completed de next to the to b. Tr grade. L SURANCE RA on back-Date of RA O No (See revers III CERTIFIC wiect who is auth, v.E., and V(with in. Community off certify that the in.	level floor in a certification, a post-const utiliding (round the garage floor letter at letter	FIGURE FITTING  F	the elevation be coly for a light control of the co	tichs)  tichs provided  assed on construits in the construit of the required.  The highest gradithe fowest gradithe fowest gradithe FOR 20NE in AVAILABLE  on when the provide attack, the provided attack, the provide
(ATTENTION must be con must be con 7. Is the reference A "No" answ tion drawings construction. continued those. Provide the following feet [1] Afeet [1] Afe	evation datum sylveried to the elevation of the datum elevel based on the form of the datum and do not come after construction of insurance conflowing measurements belowed belowed belowed belowed by the mark used application, may be signed by a few some of the signed by a few some and of the coner's represent information, may understand that an understand that are	ystem used of catum used in actual consult the building oplete question of the rote verage.  The consultation of the rote verage of the consultation of the rote verage.  The consultation of the rote verage of the rote verage of the rote verage.  The consultation of the rote verage of the rote verage of the rote verage of the rote verage.  The consultation of the rote verage of the rote vera	to the FIRM for measuring the ed on the FIRM) truction? Y g does not have on #8. If "No" rence level flow the natural grade) the highest get the lowest g g the lowest g the lowest g g the lowest g the lowest g the lowest g the lowest g g the lowest g the lowest g g the lowest g the lowest g	r base flood ele levations is differ es  No* e the reference is checked, this er is completed de next to the to b. Tr grade. L SURANCE RA on back-Date of RA O No (See revers III CERTIFIC wiect who is auth, v.E., and V(with in. Community off certify that the in.	level floor in a certification, a post-const utiliding (round the garage floor letter at letter	FIGURE FITTING  F	the elevation be coly for a light control of the co	back)  back)  back)  back)  back)  back)  ased on construct  js in the conservat  will be required.  The highest grad  the lowest grad  plication:  area base recta  ished for zone  f available  for when the  public office, in  ministry to ince  enorts live Brace
(ATTENTION must be con trust be con A "No" answ tion drawings construction. continued those sometimes that a The reference of the following th	evation datum sylveried to the elevation of the datum elever based on the remaining of the construction of insurance contowing measurement in the property of the signed by a for zones A1-A30 before the information of the signed by a for zones A1-A30 before the information of the property in the property in the signed by a for zones A1-A30 before the information of the property information of	ystem used of catum used in actual consult the building oplete question of the rote verage.  The consultation of the rote verage of the consultation of the rote verage.  The consultation of the rote verage of the rote verage of the rote verage.  The consultation of the rote verage of the rote verage of the rote verage of the rote verage.  The consultation of the rote verage of the rote vera	to the FIRM for measuring the ed on the FIRM) truction? Y g does not have on #8. If "No" rence level flow the natural grade) the highest get the lowest g g the lowest g the lowest g g the lowest g the lowest g the lowest g the lowest g g the lowest g the lowest g g the lowest g the lowest g	r base flood ele levations is differ es  No* e the reference is checked, this er is completed de next to the to b. Tr grade. L SURANCE RA on back-Date of RA O No (See revers III CERTIFIC wiect who is auth, v.E., and V(with in. Community off certify that the in.	level floor in certification a post-const utilities floor in a post-const utilities garage floor	place. Fill in will be valid truction elevated to the near or (il applicable bove   belo b	the elevation be confirmed to the control of the co	back)  back)  back)  back)  back)  back)  ased on construct  is in the conservat  will be required.  The highest grad  the lowest grad  plication:  area base recta  ished FOR ZONE  F AVAILABLE  for when the  plicits Live Brace  elioits Live Brace
(ATTENTION MUST be continued to continued the continued the continued the following.  B. Provide the following.  The reference before the following.  Community no.  2400 0  Elevation reference.  This certification is likely atton information information the data available. I	evation datum sylveried to the elevation of the datum of the datum of the level based on the resistance configuration of the datum of the level is:    above   belowing measurem of the level is:   above   belowing from the property of the level is:   above   belowing from the property of the signed by a level is the level is:   above   belowing from the property of the signed by a level is the	ystem used of catum used in mystem used in system used in system used in actual consultation of the building in plate question of the rote verage.  The control of the control of the control of the rote verage.  The control of the control of the control of the control of the rote verage.  The control of th	to the FIRM for measuring the ed on the FIRM) truction? Y g does not have on #8. If "No" rence level flow the natural grade the highest get the lowest g g the confications of the p the lowest g g the centification to the centification. I ment may be punished to the p the lowest g the centification. I ment may be punished to the p the lowest g the lowe	r base flood ele levations is differ es  No* e the reference is checked, this er is completed de next to the t b. Tr grade.  LISURANCE RA on back-Date of FIRM ZONE IN CERTIFIC intect who is auth to Community off certify that the initials by fine or	level floor in scertification a post-const being from the garage floor in the garage floor is require floor in the garage floo	place. Fill in will be valid ruction eleval of the near or (if applicable bove beloe beloe bove beloe	the elevation be confirmed to the control of the co	back)  back)  back)  back)  back)  back)  ased on construct  is in the conservat  will be required.  The highest grad  the lowest grad  plication:  area base recta  ished FOR ZONE  F AVAILABLE  for when the  plicits Live Brace  elioits Live Brace
(ATTENTION must be con must be con 7. Is the reference A "No" answ tion drawings construction. continued thoo 8. Provide the folton. The reference Eligible	evation datum sylveried to the elevation of the datum of the datum of the level based on the resistance configuration of the datum of the level is:    above   belowing measurem of the level is:   above   belowing from the property of the level is:   above   belowing from the property of the signed by a level is the level is:   above   belowing from the property of the signed by a level is the	ystem used of catum used in mystem used in system used in system used in actual consultation of the building in plate question of the rote verage.  The control of the control of the control of the rote verage.  The control of the control of the control of the control of the rote verage.  The control of th	to the FIRM for measuring the ed on the FIRM) truction? Y g does not have on #8. If "No" rence level flow the natural grade) the highest get the lowest g g the lowest g the lowest g g the lowest g the lowest g the lowest g the lowest g g the lowest g the lowest g g the lowest g the lowest g	r base flood ele levations is differ es  No* e the reference is checked, this er is completed de next to the t b. Tr grade.  L ISURANCE RA on back-Date of RIPM ZONE A 10  No (See revers III CERTIFIE intect who is auth in. Community of certify that the ini ishable by fine or	level floor in a certification a post-const utiliding (round the garage floor letter and	place. Fill in will be valid ruction eleval of the near or (if applicable bove beloe beloe bove beloe	the elevation be configured to the check one)  g insurance appropriate to the configure continuate to the configure continuate to the configure co	ased on construits in the highest gradithe fowest gradithe fow
(ATTENTION MUST be con- The reference of "No" answ tion drawings construction. Continued the following. The reference of the following of the	evation datum sy if the elevation of verted to the datum of verted to the datum of elever based on and do not com. After construction od insurance condowing measurem to level is:    above   below	ystem used of catum used in mystem used in system used in system used in actual consultation of the building in plate question of the rote verage.  The control of the control of the control of the rote verage.  The control of the control of the control of the control of the rote verage.  The control of th	to the FIRM for measuring the ed on the FIRM) truction? Ye godes not have go #8. If "No" rence level flow the natural grade) the highest get the lowest go the lowest go the lowest go FLOOD In sections  SECTION engineer, or archith BFE), V1-V30 go the certification to rend many be purely.	r base flood ele levations is differ es  No* e the reference is checked, this er is completed de next to the t b. Tr grade.  ISURANCE RA on back-Date of RIFM ZONE IN CERTIFIE hisect who is auth, VE, and V(with in, Community of controlly that the in ishable by fine or	level floor in certification a post-const cuilding (round the garage floor letter and le	place. Fill in will be valid roction eleval of the near or (if applicable bove below	the elevation be confirmed to the confirment of	back)  back)  back)  back)  back)  back)  ased on construct  is in the conservat  will be required.  The highest grad  the lowest grad  plication:  area base recta  ished FOR ZONE  F AVAILABLE  for when the  plicits Live Brace  elioits Live Brace
(ATTENTION must be con must be con 7. Is the reference A "No" answ tion drawings construction. continued thoo 8. Provide the folton. The reference Eligible	evation datum sy if the elevation of verted to the datum of verted to the datum of elever based on and do not com. After construction od insurance condowing measurem to level is:    above   below	ystem used of catum used in mystem used in system used in system used in actual consultation of the building in plete question of the rote verage.  The control of the control of the control of the rote verage.  The control of the control of the control of the control of the rote on the control of the cont	to the FIRM for measuring the ed on the FIRM) truction? Ye godes not have go #8. If "No" rence level flow the natural grade) the highest get the lowest go the lowest go the lowest go FLOOD In sections  SECTION engineer, or archith BFE), V1-V30 go the certification to rend many be purely.	r base flood ele levations is differ es  No* e the reference is checked, this er is completed de next to the t b. Tr grade.  L ISURANCE RA on back-Date of RIPM ZONE A 10  No (See revers III CERTIFIE intect who is auth in. Community of certify that the ini ishable by fine or	level floor in certification a post-const cuilding (round the garage floor letter and le	place. Fill in will be valid roction eleval of the near or (if applicable bove below	the elevation be configured to the check one)  g insurance appropriate to the configure continuate to the configure continuate to the configure co	ased on construits in the highest gradithe fowest gradithe fow
(ATTENTION must be con must be con 7. Is the reference A "No" answ tion drawings construction. continued those 8. Provide the folia. The reference Bleet Ble	evation datum sy if the elevation of verted to the datum of verted to the datum of elever based on and do not com. After construction od insurance condowing measurem to level is:    above   below	ystem used of catum used in mystem used in system used in system used in actual consultation of the building in plete question of the rote verage.  The control of the control of the control of the rote verage.  The control of the control of the control of the control of the rote on the control of the cont	to the FIRM for measuring the ed on the FIRM) truction? Ye godes not have go #8. If "No" rence level flow the natural grade) the highest get the lowest go the lowest go the lowest go FLOOD In sections  SECTION engineer, or archith BFE), V1-V30 go the certification to rend many be purely.	r base flood ele levations is differ es  No* e the reference is checked, this er is completed de next to the t b. Tr grade.  L rade.  LSURANCE RA on back-Date of PIRM ZONE III CERTIFIC misect who is auth, VE, and V(with in. Community off certify that the interpretation of shable by fine or  MUD EX- COMPANY NAME 3 ALT I MO	level floor in a certification, a post-const utiliding (round the garage floor letter at the floor letter	place. Fill in will be valid roction eleval of the near or (if applicable bove below	the elevation be cally for continued to the check one) to the check one) to the continued to the check one) to the continued to the check one) to the check one continued to the check one	ased on construits in the highest gradithe fowest gradithe fow

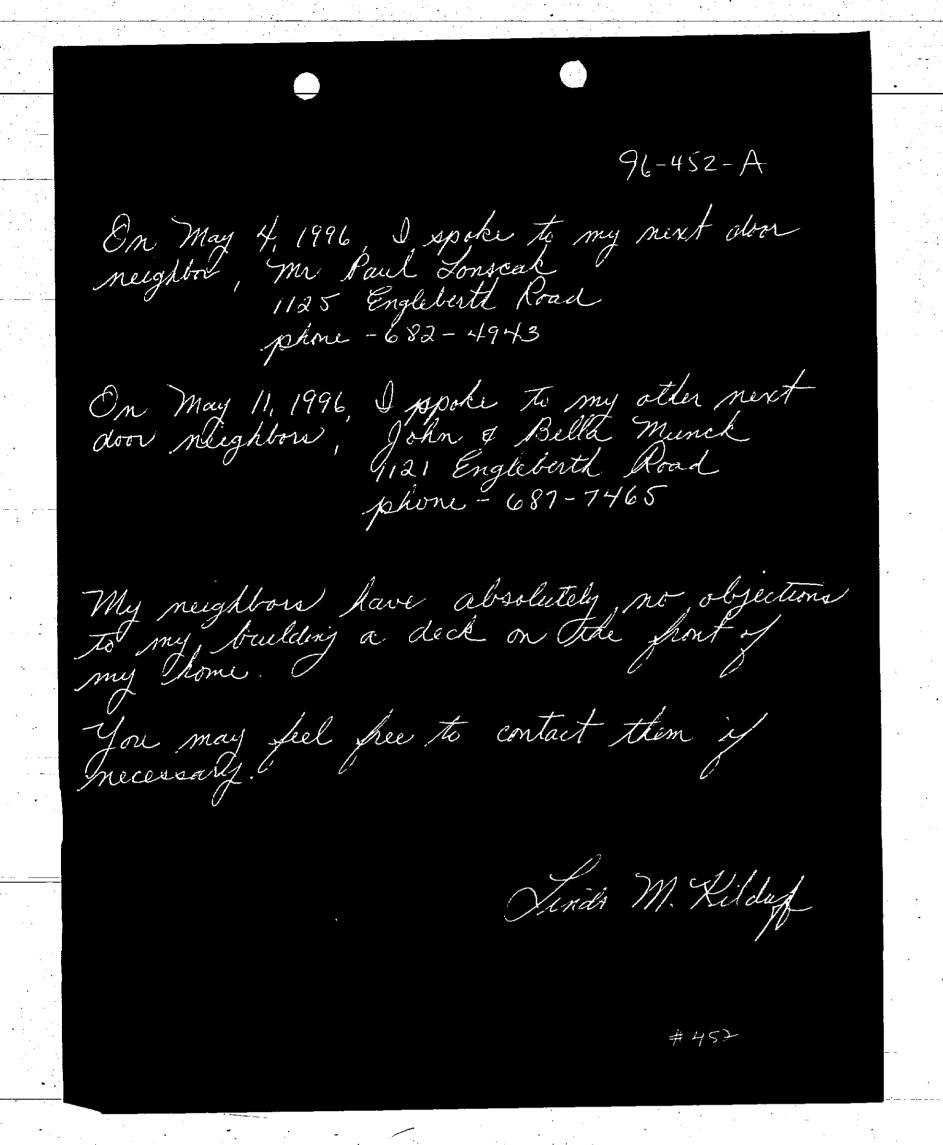
* The insured will deferring the measurements using the http:// here the Flued Insurance Pain 2 Working or diagrams
The diagram, right, demonstrates the differences between the point that dievations should be measured from in A zones and Vicinis.  Elevations for all A zones should be measured from the top of the reference level from the bottom of provided by the measured from the bottom of provided by the p
The reference level elevation may be reported to the same level of precision used to report base flood elevation on the FiRM (e.g., if the base flood elevation is shown to the nearest half foot, the reference level may be reported to the nearest half foot).  Base flood elevations are shown on the community's Flood Insurance Rate Map (FIRM) for zones A1-A00, AH, AE, V1-V30, and VE. Base flood elevations may also be on file with the community for zones A and V for all subdivisions
and other new developments greater than 50 lots or 5 acres, whichever is the lesser, if the start of construction was after December 31, 1974.
Base flood depth numbers are shown on the community's Flood Insurance Rate Map (FiRM) for zone AO. These depth numbers should be used to compare with the height of the reference level floor above highest natural grade in Line 3 of the Elevation Certificate.
Elevation reference marks other than those shown on the FIRM may be used for reference level elevation determinations. In areas experiencing ground subsidence, the most recently adjusted reference mark elevations available must be used for elevation determinations. If a reference mark not shown on the FIRM is used, identify the reference mark used in the comment section.
Date of FIRM used in Section II of the Elevation Certificate can be either the date of the FIRM in effect when the certification is being provided or the date of the FIRM that was in effect at the time the building was constructed.
COMMENTS: FLEVATIONS TAKEN 27 MAY 92 BASED ON BALTIMORD COUNTY DATUM
FIRM BASE FLOOD ELEVATIONS BASED ON BALTIMORE COUNTY DATUM.
BALTIMORE COUNTY BENCH MARK USEN: #8678, ELEVATION 17.402

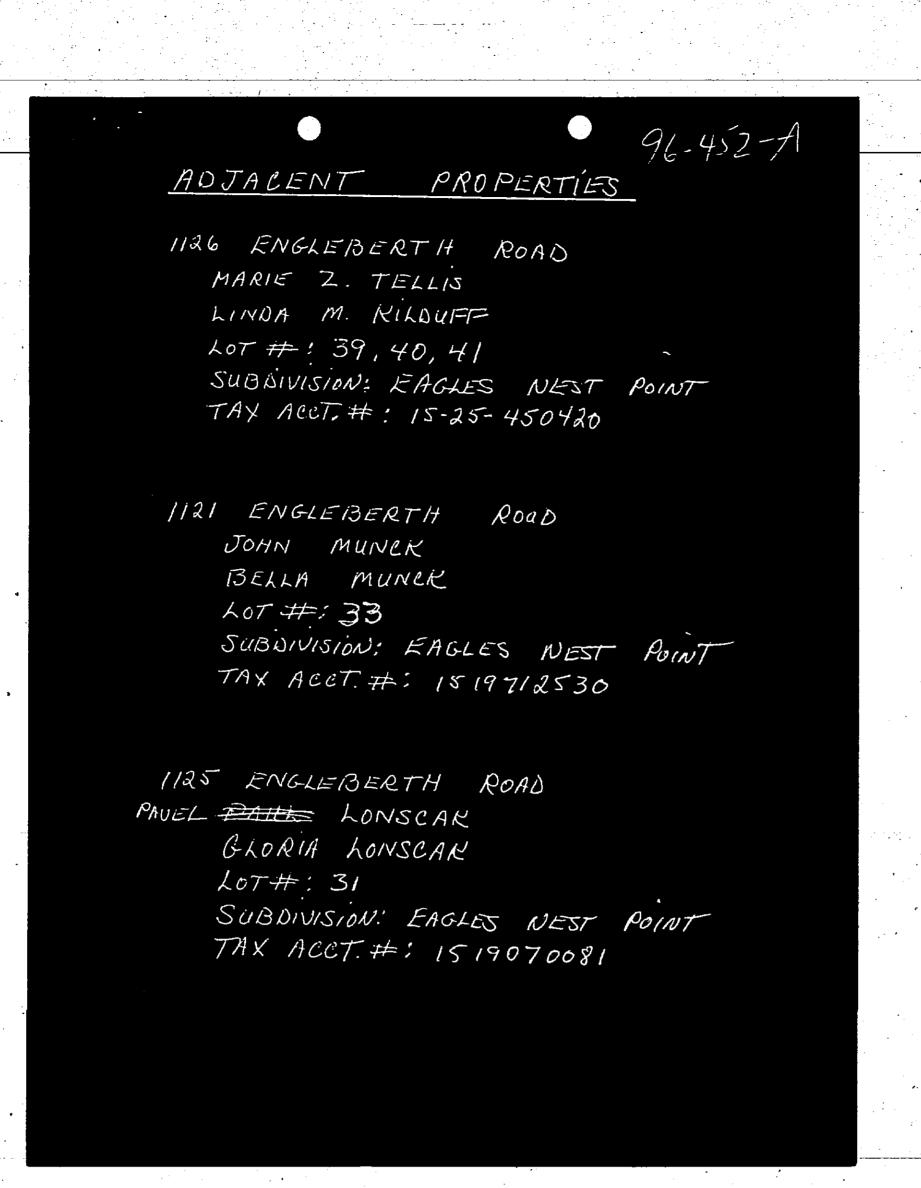
INSTRUCTIONS FOR COLORS AND INCOMEVATION CENTIFICATE.

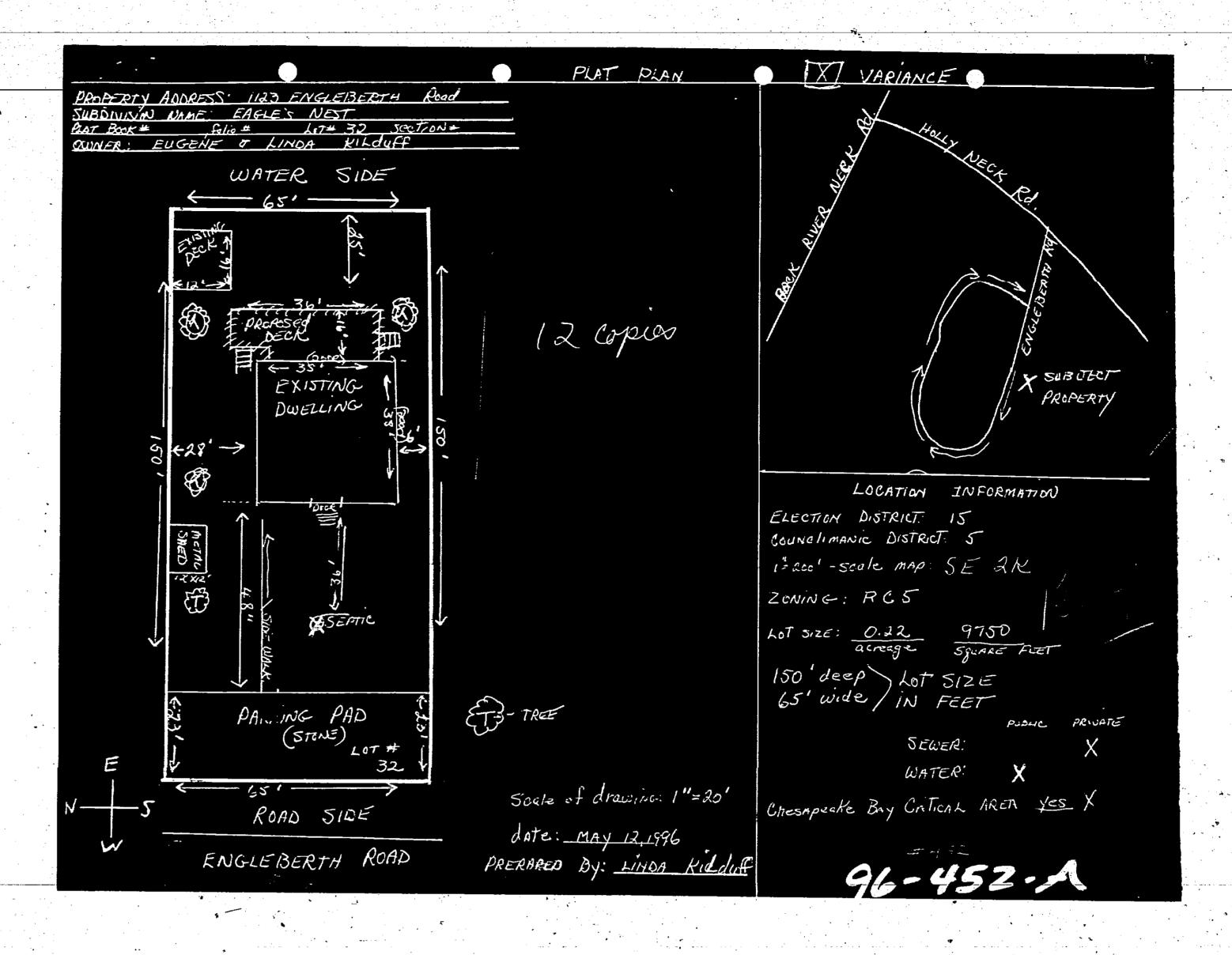
local insurance agents or it e National Flood Insurance Program.

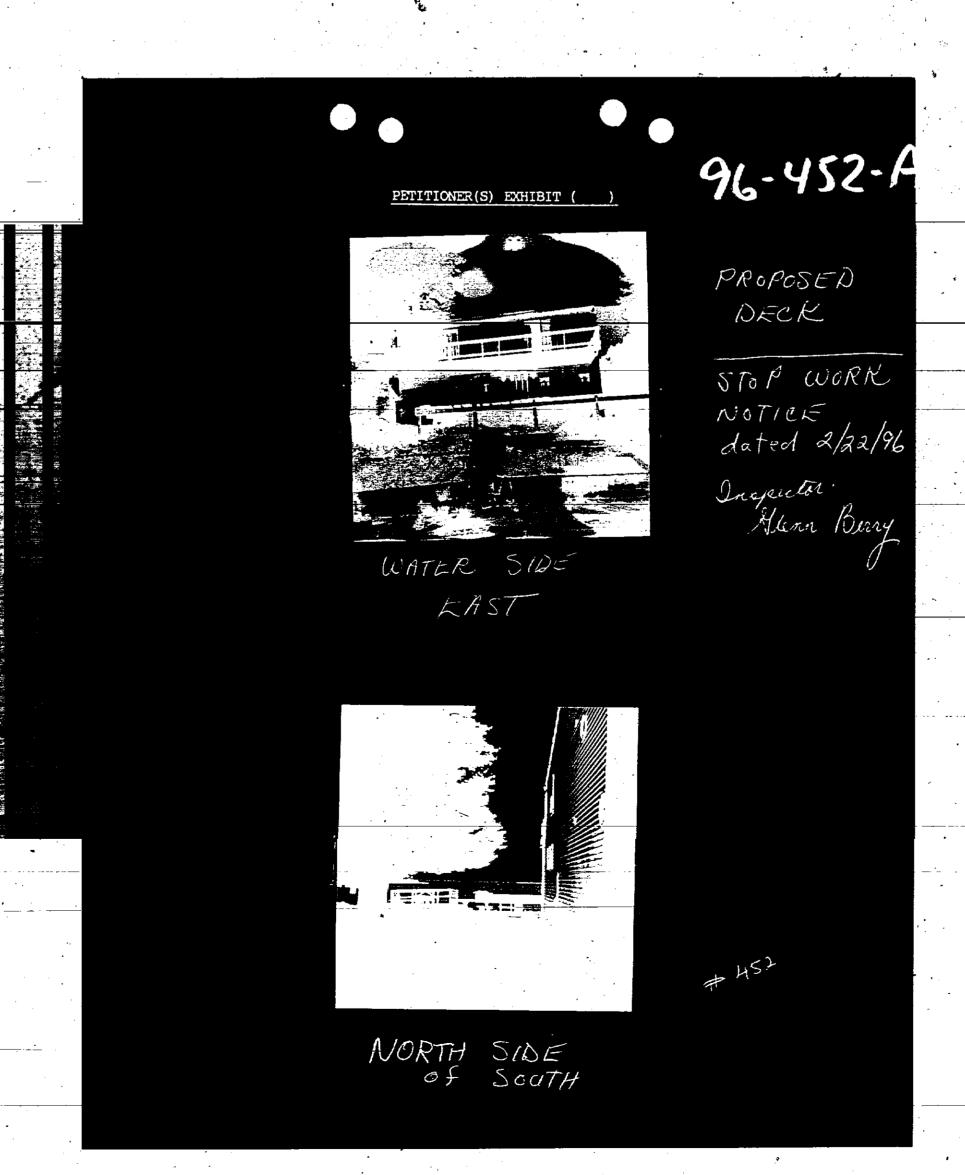
structural member of the reference few liftgar.\*

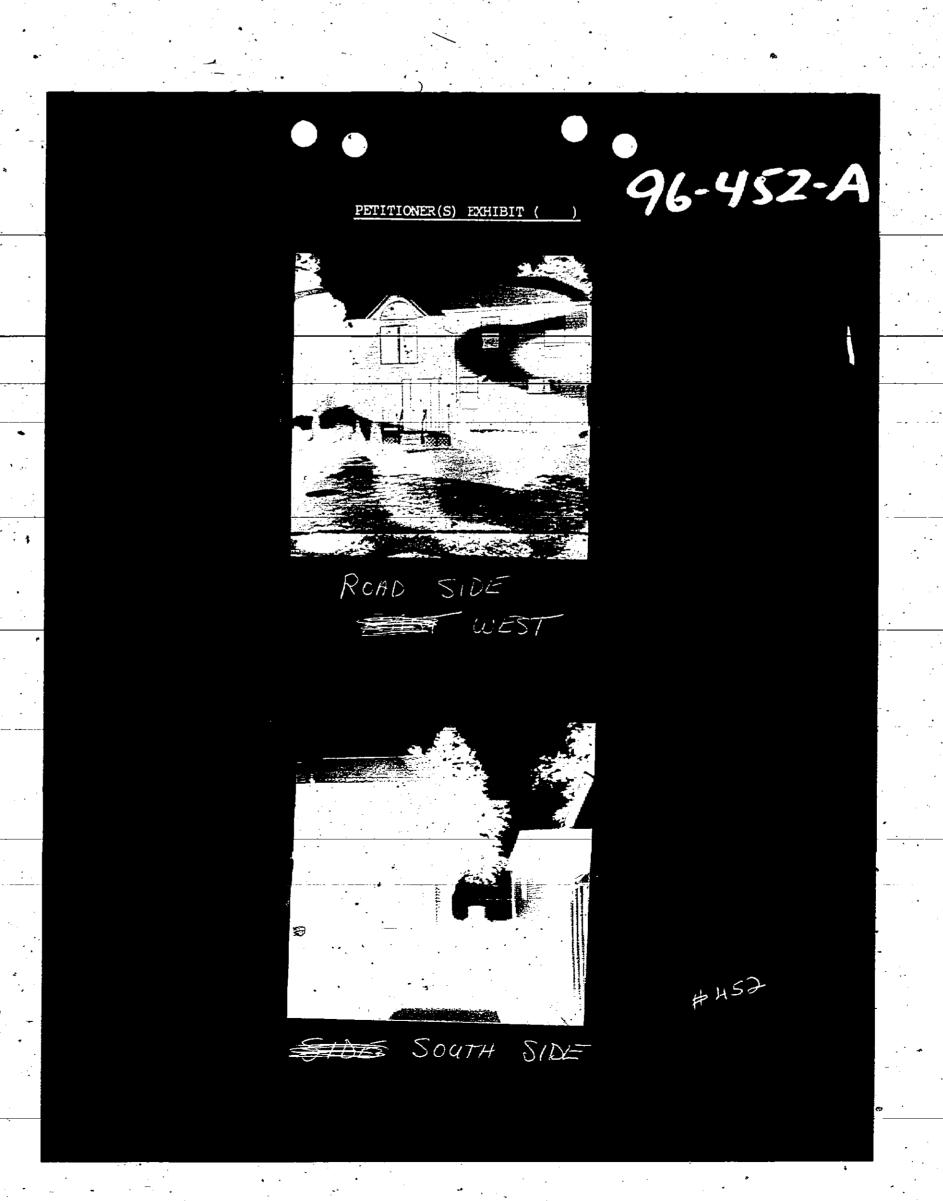
TE TO INSURANCE ACCOUNT AND TO THE TOTAL TO THE STATE SHOULD RESERVE HOUSE INSURANCE I	din eri Derivak kan dierrina	e geti Fig.

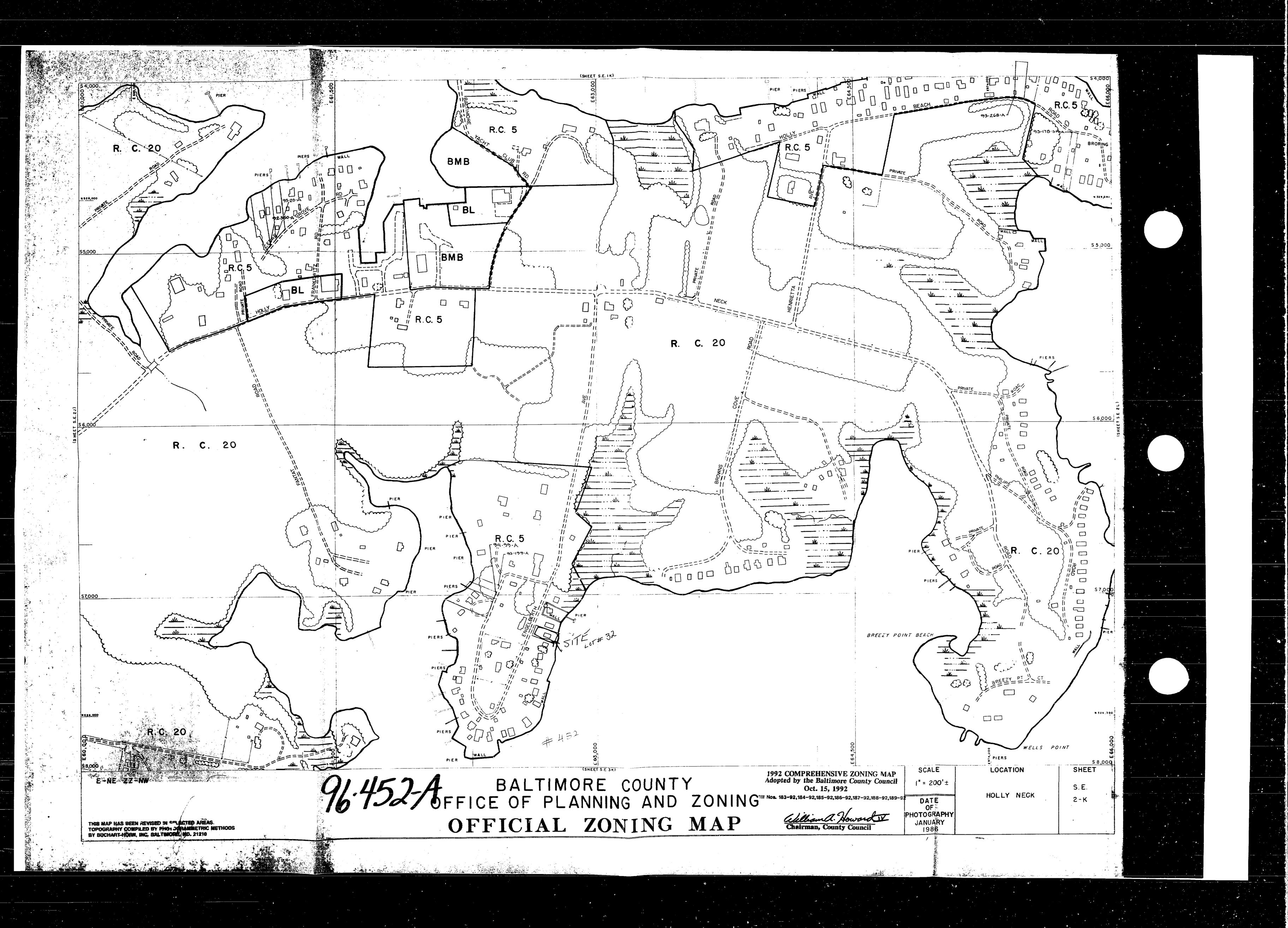














PREPARED BY AIR PHOTOGRAPHICS, INC. MARTINSBURG, W.V. 25401

96-452-A OFFICE OF PLANNING AND ZONING PHOTOGRAPHIC MAP

DATE PHOTOGRAPHY JANUARY 1986

HOLLY NECK